

# Memorandum



**Date:** October 16, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:**   
County Manager

Agenda Item No. 5(H)

**Subject:** BEACON LAKES WEST

## **RECOMMENDATION**

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by NW 25 Street, on the east by approximately NW 121 Court, on the south by NW 21 Street, and on the west by NW 127 Avenue.

## **SCOPE**

This plat is located within the boundaries of Commission District 12.

## **FISCAL IMPACT/FUNDING SOURCE**

Not Applicable

## **TRACK RECORD/MONITOR**

Not Applicable

## **BACKGROUND**

BEACON LAKES WEST (T-22474)

- Located in Section 36, Township 53 South, Range 39 East
- Commission District: 12
- Zoning: IU AND BU-1A
- Proposed Usage: Warehouse
- Number of parcels: 3

## **PLAT RESTRICTIONS**

- That all new electric and communication lines may be installed overhead, service conductors from the pole to the building (structure) shall be an underground service lateral.
- That the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance with County and State regulations.

- That individual wells shall not be permitted within this subdivision, except for sprinkler systems, swimming pools and/or air conditioners.
- That the Street and Avenue, as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That the drainage easement, as shown on the plat, is hereby reserved for the installation and maintenance of drainage facilities.
- That areas adjacent to the lake are to be graded to prevent direct overland discharge of storm water runoff into the lake.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities.

**DEVELOPER'S OBLIGATION**

- Monumentation. Bonded under bond number 7692 for the amount of \$3,300.00.

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.



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Assistant County Manager



# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: October 16, 2007

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5 (H)  
10-16-07

Veto \_\_\_\_\_

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE PLAT OF BEACON LAKES WEST, LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST (NW 25 STREET AND NW 127 AVENUE)

**WHEREAS**, AMB Codina Beacon Lakes, LLC, a Delaware limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as BEACON LAKES WEST, the same being a replat of a portion of Lot 3, Block 1 of "Beacon Lakes Phase 1", according to the plat thereof, as recorded in Plat Book 162, at Page 52, of the Public Records of Miami-Dade County, Florida, and a subdivision of land lying and being in the Northwest 1/4 of Section 36, Township 53 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of October, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

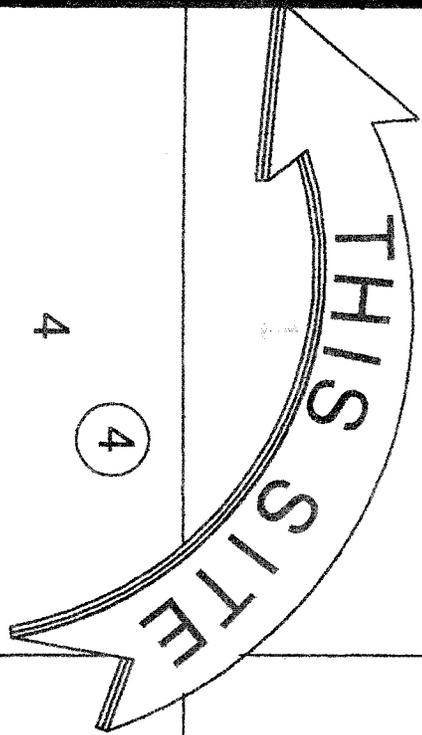
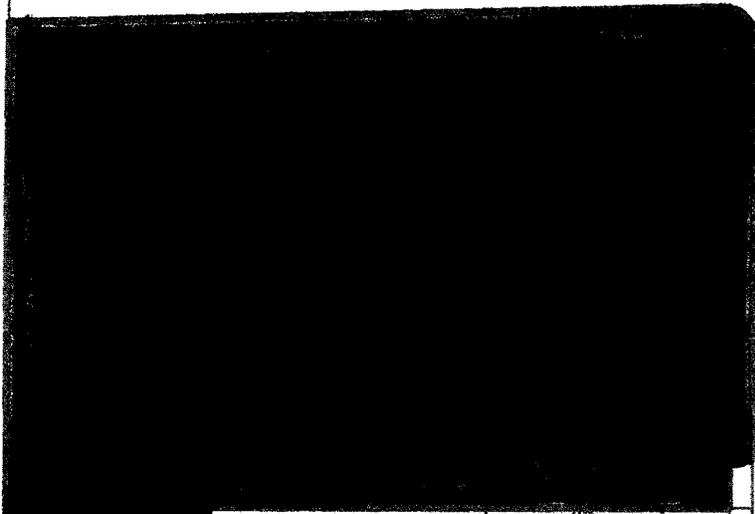
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency. *JAC*

Joni Armstrong Coffey

NW 127TH AVE.

NW CORNER  
SEC. 36-53-39



4

4

1

2

3

N.W. 21st STREET

*Beaeron Lakes West*

*T-22474*

NORTH 1/4 CORNER  
SECTION 36-53-39

EXIST  
PUMP &  
TRACT

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